



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

### ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

- 1. Enter the Parish R.O.W. Resolution No. 19-029 - 5<sup>th</sup> Street/Tammany Hills Subdivision**  
Extended Warranty Obligation - \$20,460.00 - Release
- 2. Bedico Creek Subdivision, Parcel 12-B**  
Extended Warranty Obligation - \$34,200.00 - Extend
- 3. Bedico Creek Subdivision, Parcel 14**  
Warranty Obligation - \$74,875.00 - Extend
- 4. Grande Maison Subdivision, Phase 3-B**  
Extended Warranty Obligation - \$42,500.00 - Extend
- 5. Lakeshore Villages Subdivision, Phase 7**  
Extended Warranty Obligation - \$73,920.00 - Release
- 6. Lakeshore Villages Subdivision, Phase 8-B**  
Extended Warranty Obligation - \$159,500.00 - Release
- 7. Lakeshore Villages Subdivision, Phase 9-A**  
Warranty Obligation - \$120,054.00 - Extend
- 8. Maison Du Lac Subdivision, Ph. 3D**  
Warranty Obligation - \$24,250.00 - Extend



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Enter the Parish R.O.W. Resolution No. 19-029 - 5<sup>th</sup> Street/Tammany Hills Subdivision  
Extended Warranty Obligation - \$20,460.00  
LOC #675

Honorable Council Members,

The extended Warranty Obligation in the amount of \$20,460.00 expires October 15, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #663B.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Martha Cazaubon  
Mr. Cary Menard *w/recorded plat*  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E. *w/recorded plat*  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Bruce Wainer, Advantage Mortgage Company, LLC  
Mr. Josh Wainer, Advantage Mortgage Company, LLC  
Mr. Eddie Powell, P.E., P.L.S., Kyle Associates, LLC



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Bedico Creek Subdivision, Parcel 12-B  
Extended Warranty Obligation - \$34,200.00  
LOC #2011220

Honorable Council Members,

The extended Warranty Obligation in the amount of \$34,200.00 expires May 10, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

The developer was notified on January 13, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Regrade roadside ditches as needed to provide positive flow. Standing water was observed throughout this phase of Bedico Creek (Typical Comment - See picture #1);
2. Regrade and re-establish roadside shoulders as needed (Typical Comment - See picture #2);
3. Erosion is occurring at the pipe end located between Lots #492 and #493 in the vicinity of the roadside ditch and needs to be repaired by stabilizing and installing rip rap (See picture #3);
4. Remove wooden stakes from the pipe end located at the roadway cross culvert next to Lot #492 (See picture #4);
5. Erosion is occurring at the pipe end located at the roadway cross culvert next to Lot #461 and needs to be repaired by stabilizing and installing riprap (See picture #5);
6. Repair holes on concrete panel located in front of Lot #492 (See picture #6);
7. Seal pavement cracks in front of Lot #461 (See picture #7);
8. Replace the broken concrete panels located in front of Lots #462 and #491 (See pictures #8 & #9);
9. Replace the broken concrete panels located in front of Lots #485 through #486 (See pictures #10 & 11);
10. Replace the broken concrete panels located in front of Lot #480 (See picture #12);
11. Seal pavement cracks located at the intersection of Audubon Parkway and Bedico Trail Lane (See picture #13);
12. Remove siltation occurring at the roadway cross culvert located at the intersection of Audubon Parkway and Bedico Trail Lane (See Picture #14).
13. Remove siltation occurring at the roadway cross culvert located at the end of this phase abutting Parcel 14 and repair rip rap once pipe is cleaned (See Picture #15).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on January 11, 2023*

xc: Honorable Michael Cooper  
Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. David Waltemath, Bedico Creek Preserve, LLC  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5





Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13





Picture 14



Picture 15



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Bedico Creek Subdivision, Parcel 14  
Warranty Obligation - \$74,875.00  
LOC #30872108

Honorable Council Members,

The Warranty Obligation in the amount of \$74,875.00 expires May 10, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

The developer was notified on January 13, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

During this site visit, a meaningful inspection was unable to be performed due to the roadways being covered with dirt and roadside ditches being silted in and damaged due to lack of SWPP BMP's by the individual home owners (See pictures #1 & #2). In addition, there is a significant amount of on-going home construction, and storage pods and portable toilets have been placed in the roadways (See picture #3). As such, this office will be automatically extending this obligation for one (1) year to ensure a meaningful inspection of this subdivision can be performed.

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on January 11, 2023*

xc: Honorable Michael Cooper  
Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. David Waltemath, Bedico Creek Preserve, LLC  
Mr. Kelly McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Grande Maison Subdivision, Phase 3-B  
Extended Warranty Obligation - \$42,500.00  
LOC #610

Honorable Council Members,

The extended Warranty Obligation in the amount of \$42,500.00 expires May 20, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

The developer was notified on January 20, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Regrade the roadside ditches as needed to provide positive flow (Typical Comment – See picture #1);
2. Regrade and re-establish the roadside shoulders as needed (Typical Comment – See pictures #2 & #3).
3. Replace the damaged concrete panels located in front of Lot #166 (See pictures #4 & #5);
4. Repair broken concrete panels located on Chateau Fleuri near of Lots #232 and #233 (See pictures #6 - #8);
5. Replace the damaged concrete panels located in the vicinity of Lot #235 (See pictures #9 & #10);
6. Replace the damaged concrete panels located on Chateau Papillion near Lot #157 (See picture #11);
7. Replace the damaged concrete panels located on Chateau Papillion near Lot #160 (See pictures #12 & #13);
8. Replace the damaged concrete panels located in the vicinity of Lot #164 (See picture #14);
9. Replace concrete panels in the vicinity of the T-turnaround on Chateau Fleuri (See pictures #15 & #16);
10. Replace/Repair any damaged or cracked concrete panels within this phase of Grande Maison (Typical Comment);
11. Concrete pavement joints need to be blown out and resealed within this subdivision (See pictures #17 & #18);
12. The drainage ditch in the vicinity of the T-turnaround on Chateau Fleuri was full of overgrown weeds and could not be observed. Remove the weeds/growth and debris from the drainage ditch so a meaningful inspection can be made (See picture #19);
13. The shoulder around the T-turnaround needs to be reestablished and the roadside ditch reggraded to provide the required 4' shoulders and the roadside ditch 3:1 side slopes (See picture #20).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on January 18, 2023*

xc: Honorable Michael Cooper  
Honorable Rykert Toledano  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Matt Bennett, Grande Maison Development, LLC  
Mr. Kelly McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.



Picture 1





Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9





Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17





Picture 18



Picture 19



Picture 20



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Lakeshore Villages Subdivision, Phase 7  
Extended Warranty Obligation - \$73,920.00  
BOND #222962

Honorable Council Members,

The extended Warranty Obligation in the amount of \$73,920.00 expires January 21, 2024 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This subdivision is within a Community Development District and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill".

Daniel P. Hill, P.E.  
Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Lakeshore Villages Subdivision, Phase 8-B  
Extended Warranty Obligation - \$159,500.00  
BOND #30122094

Honorable Council Members,

The extended Warranty Obligation in the amount of \$159,500.00 expires February 4, 2024 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This subdivision is within a Community Development District and the Parish is not responsible for any maintenance.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
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Mr. Jeff Schoen, Jones Fussell, LLP



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Lakeshore Villages Subdivision, Phase 9-A  
Warranty Obligation - \$120,054.00  
BOND #30130773

Honorable Council Members,

The Warranty Obligation in the amount of \$120,054.00 expires May 14, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

The developer was notified on January 18, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. The 20' Drainage Servitude located north of Lot #2124 and discharging into the Amenity Lake #3 needs to be stabilized and vegetated (See pictures #1 & #2);
2. The 35' Drainage Servitude surrounding the Amenity Lake #2 within this phase of Lakeshore Villages needs to be stabilized and vegetated (See pictures #3);
3. Standing water was observed on Iris Hollow Road in the vicinity of Lot #2103 and the stop sign. Curbing and pavement need to be modified to provide positive flow toward the drain inlet (See picture #4);
4. Repair damaged curb and pavement located in the vicinity of Inlet Structure #428 in Iris Hollow Road (See picture #5);
5. Repair damaged curb, drain inlet and roadway located in the vicinity of Drainage Structure #382 (See picture # 6)
6. Install blue reflectors in the vicinity of all fire hydrants within this phase of Lakeshore Villages. (Typical Comment).

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on January 10, 2023*

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



Picture 1



Picture 2





Picture 3



Picture 4



Picture 5



Picture 6



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 23, 2023

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Maison Du Lac Subdivision, Ph. 3D  
Warranty Obligation - \$24,250.00  
LOC #684

Honorable Council Members,

The Warranty Obligation in the amount of \$24,250.00 expires May 5, 2023 and is scheduled for review by the Parish Council at the April 6, 2023 meeting.

The developer was notified on January 6, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. The swale side slopes along the northern and eastern alleyways are eroding and need to be reestablished and vegetated to avoid further erosion (See pictures #1 & #2);
2. Greenspaces GS-5 and GS-6 need to be regraded to avoid ponding water and vegetated (See picture #3);
3. Roadside shoulders need to be established and vegetated (See picture #4);
4. The concrete roadways and alleys within this phase of Maison du Lac have been cracked and damaged in various areas and needs to be repaired (See picture #5 -Typical Comment);
5. Remove construction materials from drainage swale and conservation easement located in the vicinity of GS-5 (See picture #6).

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on January 4, 2023*

xc: Honorable Michael Cooper  
Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Josh Wainer, WBB Realty, LLC  
Mr. Bruce Wainer, WBB Realty, LLC  
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



Picture 1



Picture 2



Picture 3





Picture 4



Picture 5



Picture 6